

City of Seattle
Department of Design, Construction and Land Use

**Report to City Council on Major Institution Status Reports
for the 2000 Reporting Period**

December 21, 2001

REPORT SUMMARY

Monitoring the Major Institutions

The attached "Report to City Council on Major Institution Status Reports" provides a summary of the progress made by major institutions in meeting the goals and conditions under both their Master Plan and their Transportation Management Program (TMP) during the 2000 reporting period. The Department of Design, Construction and Land Use (DCLU) reviewed the responses from each major institution's report and finds the institutions essentially in compliance. This monitoring process serves as a meaningful reporting mechanism by which the major institutions communicate their activities to the neighborhoods in which they are located, neighborhoods where the activities and decisions of the major institutions can have a substantial effect on the development patterns and quality of life. This annual process continues to evolve as an important part of communications among the City and its major institutions. For the 2001 reporting period, DCLU will focus on strengthening community awareness of major institutions' activities, benefits, and impacts through citizen advisory committees and other neighborhood groups.

Highlights

- Providence Medical Center was acquired by Swedish Health Services, and is now Swedish Medical Center/Providence Campus. It remains subject to its own major institution master plan. Because the two major institutions are not contiguous, the Land Use Code allows Swedish Health Services to choose whether to merge the two plans or keep them separate.
- Group Health Cooperative has indefinitely postponed renewal of its expired major institution master plan. It is not required to renew the plan unless it proposes significant development activity.
- A new major institution master plan was approved for Harborview Medical Center during the 2000 reporting period. Seattle Central Community College, Seattle Pacific University, and the University of Washington were engaged in the master planning process, resulting in new master plans soon after the 2000 reporting period.

Development Activity and Plan Conditions Inside Major Institution Overlay Boundaries

The major institutions reported on development activity that took place during the 2000 reporting period within their respective Major Institution Overlay (MIO) boundaries. Seven major institutions (Group Health Cooperative, North Seattle Community College, Seattle Central Community College, South Seattle Community College, Swedish Medical Center, Swedish Medical Center/Providence Campus, and Virginia Mason Medical Center) reported no development activity during the reporting period. The remaining major institutions, excluding the University of Washington, reported development activity ranging from a high at Harborview Medical Center (147,078 square feet of development) to a low at Children's Hospital and Regional Medical Center (6,935 square feet of development). University of Washington projects completed or underway during the 2000 reporting period will add approximately 283,100 square feet of new space on campus.

Where conditions have not been met with regard to development requirements, it is usually because either a proposed development phase has not triggered conditions or because circumstances have changed since adoption of the master plan, resulting in less development activity than initially anticipated.

Transportation Management Plans

Where conditions have not been met with regard to transportation management plans, reasons vary. Major institutions located within the First Hill/Capitol Hill cluster of institutions, where on-street parking is restricted, had the most consistent success meeting transportation goals. Major institutions located outside of the First Hill/Capitol Hill cluster must balance disincentives for SOV drivers against spillover parking in adjacent neighborhoods. Universities and community colleges contend with the annual influx of new, "untrained" commuter students.

Leasing Activity and Property Purchases

In late 1996, the Council eliminated the lease lid on major institution development activity outside but within 2,500 feet of a MIO district boundary. During discussions of the proposed ordinance, Councilmembers expressed concern with the potential negative impacts of allowing the institutions to develop beyond their boundaries. Consequently, City Council directed DCLU to monitor major institution leasing activity and property purchases within this surrounding area to ensure that major institutions were complying with the following policy objectives:

- To allow flexibility for a major institution when locating major institution uses in the surrounding area;
- To preserve street-level, commercially zoned space in the surrounding area for a diversity of neighborhood-serving businesses; and

- To continue to protect housing from being demolished or converted to non-housing uses in the surrounding area.

Within 2,500 feet of the MIO boundary, the level of leasing activity or property purchases by most of the major institutions has been minimal during the 2000 reporting period. Children's Hospital purchased a medical office building, its first acquisition outside of its MIO boundary. Seattle Pacific University purchased another 13,149 square feet of residential property, representing a steady pattern of acquiring residential property near the university. Virginia Mason Medical Center's leasing activity has resulted in a net gain of 163 parking spaces.

The major institutions also reported on leasing activity for non-major institution uses within their MIO boundaries. The purpose of reviewing this information was to determine if there are any trends indicating that a major institution might be leasing or purchasing property in the area immediately surrounding their MIO boundary when there are vacancies within their boundaries. Review and analysis of data on leasing activity submitted by the major institutions continues to indicate no significant trend in this direction.

Report to City Council on Major Institution Status Reports

I. INTRODUCTION

City Council approved legislation (Ordinance 118362) in November 1996 that lifted many of the restrictions that previously existed on major institution development within 2,500 feet outside of institution boundaries. An accompanying Council Resolution (29488) instructed the Department of Design, Construction and Land Use (DCLU) to actively monitor and review major institutions' annual status reports and to report back as to whether the City's objectives regarding major institution development were being achieved.

In addition, Land Use Code provisions require each major institution to prepare an annual status report detailing the progress made in achieving the goals and objectives of their master plans subject to the following requirements:

The institution shall provide an annual status report to the Director of DCLU and the Citizen Advisory Committee, which shall detail the progress the institution has made in achieving the goals and objectives of the master plan. The annual report shall contain the following information:

- 1. The status of projects which were initiated or under construction during the previous year;*
- 2. The institution's land and structure acquisition, ownership and leasing activity outside of but within two thousand five hundred feet (2,500') of the MIO District boundary;*
- 3. Progress made in achieving the goals and objectives contained in the transportation management program towards the reduction of single-occupant vehicle use by institution employees, staff and/or students; and*
- 4. Progress made in meeting conditions of master plan approval.*

Further, the City Council Resolution includes the following:

DCLU's report will include narrative on the items listed above, and will also include one or more GIS maps showing how major institution activity within 2500 feet outside the boundaries has changed from the baseline of the previous year.

DCLU's report will also evaluate the institutions' acquisition and/or lease activity within 2500 feet outside the boundaries and determine if the major institution policy and code objectives (listed below) have been met. Depending on the findings of the evaluation of annual status reports, DCLU's report may include recommendations for policy and/or code revisions. Objectives of major institution uses within 2500 feet:

- To allow flexibility for a major institution when locating major institution uses in the surrounding area;*

- *To preserve street-level, commercially-zoned space in the surrounding area for a diversity of neighborhood-serving businesses; and*
- *To continue to protect housing from being demolished or converted to non-housing uses in the surrounding area.*

This rule applies to the following major institutions located in the City of Seattle:

Colleges and Universities:

- North Seattle Community College⁺
- Seattle Central Community College
- Seattle Pacific University⁺
- Seattle University⁺
- South Seattle Community College⁺
- University of Washington^{*}

Hospitals and Medical Centers:

- Children's Hospital and Regional Medical Center
- Group Health Cooperative of Puget Sound
- Harborview Medical Center⁺
- Northwest Hospital
- Swedish Medical Center
- Swedish Medical Center/Providence Campus
- Virginia Mason Hospital

The remainder of the report is organized in the following manner. The next section, Section II, explains the opportunities provided for public review and comment. Section III provides a summary of progress the major institutions have made in meeting master plan goals and conditions. Section IV provides a summary of development activity within major institution overlay district boundaries. Section V provides a summary of development activity by the major institutions outside but within 2,500 feet of their major institution overlay district boundaries. The final section, Section VI, summarizes progress made by the major institutions in meeting their transportation management plans' goals and objectives. The report is followed by attachments providing details of development activity both within and outside the major institution overlay district boundaries.

II. PUBLIC REVIEW AND COMMENT

As each major institution annual report arrived, it was posted on the City's Public Access Network at www.ci.seattle.wa.us/dclu/news/Majorinst.htm. Notice of availability of the

⁺ These institutions are reporting on activity from July 1, 1999 to June 30, 2000, reflecting their fiscal year. All others are reporting on activity from January 1, 2000 to December 31, 2000.

^{*} University of Washington is not subject to Resolution 29488, but is subject to annual reporting requirements contained in the City/University of Washington Agreement.

annual reports appeared in the March 2000 DCLU INFO newsletter. Additionally, copies of annual status reports were provided to

- all members of each major institution's Citizen's Advisory Committee,*
- neighborhood planning groups in the vicinity of each major institution via the Department of Neighborhoods,
- the downtown library and branch libraries in the vicinity of each major institution, and
- neighborhood service centers in the vicinity of each major institution.

DCLU has received no public comment letters.

III. PROGRESS IN MEETING MASTER PLAN CONDITIONS

Each major institution has provided information about the progress made in meeting the goals and conditions of their approved master plans. Each major institution's detailed responses are included in their respective annual status report, available on file at DCLU and on DCLU's website at www.ci.seattle.wa.us/dclu/news/Majorinst.htm. DCLU has reviewed the responses provided by the institutions and provides the following summary.

Children's Hospital and Regional Medical Center

Master Plan Adoption Date: September 1994; Minor Amendment October 1996.

Children's Hospital and Regional Medical Center (CHRM) reports only 6,935 square feet of newly developed space in the 2000 reporting period, and that it has met all of the following conditions of its Master Plan that are currently applicable:

- Since adoption of the Major Institution Master Plan, which allowed "net new development" (other than the parking structure) of 262,630 square feet, CHRM has added approximately 18,980 square feet of new space on its campus. In the 2000 reporting period, CHRM completed renovation of approximately 29,984 square feet of existing space, with renovations to an additional 33,238 square feet of existing space in progress.
- For development projects undertaken to date, as well as for all major renovation projects, CHRM has complied with all mitigating measures required by DCLU.
- Prior to occupancy of their first Master Plan project, CHRM had completed rights-of-way improvements with curbs, gutters and sidewalks along the west side of 44th Avenue NE between NE 37th and 59th Streets, and along the south side of NE 47th Street between 44th and 45th Avenues NE.
- Development plans for the parking garage buffer and landscaping were discussed by CHRM's Master Plan Standing Committee on November 15, 2000. CHRM is saving as many large trees and other plants as possible in the landscaping design for the planned parking garage.

* The CAC for North Seattle Community College is not actively meeting; in lieu of the CAC, the report was sent to members the Licton Springs Community Council.

- Establishment of a hotline for neighbors to call regarding complaints associated with noise, air quality, traffic, or other complaints.

Several conditions are not yet applicable because the Master Plan development projects to which they are linked have not yet been undertaken as of the 2000 reporting period. The proposed parking garage (under construction in 2001) will be constructed prior to occupancy of any development that will raise the CHRMC minimum parking requirement above that of the existing on-campus supply, per the Master Plan.

Group Health Cooperative

Master Plan Adoption Date: October 3, 1988; no amendments. Plan expired in October 1998. Group Health, due to changes in health care delivery that have led them to forego planned expansion for the foreseeable future, may choose not to renew their Master Plan.

[Group Health - lapsed plan, but still must report; parking replacement project determined to be non-major.]

Group Health Cooperative (GHC) reports that there have been no changes in any Major Institution Master Plan components since 1998. GHC has elected not to intensify its Central Campus to the extent possible given in their approved Master Plan. Planned expansions have been reduced due to changes within the delivery of health care at GHC, primarily the conversion of its Capitol Hill campus to an outpatient facility. Approximately 40% of the expansions outlined in the Master Plan for the Central Campus were completed prior to 1996. These expansions consisted of removing the Annex Buildings 2, 3 & 7, the Cline Apartment Building and Building Wings B, E and F. The new Specialty Center South Building and Parking Garage were constructed on the sites. Improvements were made to the pedestrian and handicapped access through the campus between 15th and 16th Avenues, with signage identifying the walkway as a public way. No further development has occurred.

The expired Master Plan envisioned the change to residential uses of several off-site parking lots contingent upon completion of Phase III. Without any significant development planned in the foreseeable future, these surface parking lots are likely to remain.

Harborview Medical Center

Master Plan Adoption Date: 1988; no amendments. Harborview Medical Center (Harborview) is reporting on the period July 1, 1999 to June 30, 2000. On August 21, 2000 the Council approved the new Major Institution Master Plan for Harborview Medical Center, which, among other things, requires replacement of demolished housing.

During the 2000 reporting period, the Harborview Research and Training Building (176,855 square feet) was completed and occupied. Construction commenced on an expansion of the View Park II garage and helipad on the west side of the campus. Under their past Master Plan, Harborview has completed significant expansion and renovation totaling 1,109,690 square feet (which includes removal/replacement of seismically unsound structures). Harborview reports that this new construction and renovation provides critical services to all in the Puget Sound area regardless of their ability to pay. These critical services include Burn, Psychiatric Inpatient Treatment, Critical Intensive Care services, and Specialty Outpatient and Inpatient services.

North Seattle Community College

Master Plan Adoption Date: January 9, 1995; no amendments. North Seattle Community College (NSCC) is reporting on the period July 1, 1999 to June 30, 2000.

During the 2000 reporting period, NSCC completed construction a Childcare Building and a High Technology Learning Center. NSCC has also improved the north and east parking lots pursuant to phase I of planned parking supply increases, and completed phase II of site mitigation required by the NSCC Master Plan. The construction of an outdoor athletic field anticipated in the plan has been delayed indefinitely due to lack of funding.

NSCC has reported that the community college is in complete compliance with the majority of their master plan conditions. Once construction has been completed on two projects currently under way, remaining conditions related to recycling and critical areas will be met. NSCC is either in partial compliance or working towards future compliance on conditions related to directional signage, design for crime prevention, plan monitoring, temporary buffers for critical areas during construction, and community use of college meeting facilities.

Northwest Hospital

The Master Plan Adoption Date: November 12, 1991.

Amendments include:

- Daycare Addition – Minor – 12/92;
- Daycare Entry – Minor – 1/94;
- Gamma Knife – Minor – 2/93;
- Chapel Addition – Minor – 4/93;
- OR Addition – Exempted – 6/97;
- Linear Accelerator Addition – Exempted – 6/99;
- Emergency Department and Main Lobby – Exempted – 8/00; and
- MRI Addition – Exempted – 9/00.

Northwest Hospital began the development process for the 80,000 square foot Medical Office Pavilion and began construction on a 900-stall parking structure and 175 surface stalls, which are major projects (phases I-III) under the Master Plan.

To date, Northwest Hospital reports that it is in compliance or making progress toward compliance, with conditions related to street improvements/traffic mitigation, TMP, storm water/drainage control, access to the campus, solid waste disposal, aesthetics, applicable construction limitations, and related land use concerns.

Seattle Central Community College

Master Plan Adoption Date: April 29, 1985.

A new master plan for Seattle Central Community College (SCCC) is in process. A Final Environmental Impact Statement is complete. Under the previous plan, in effect throughout the 2000 reporting period, SCCC completed the following projects:

- Boylston/Harvard and Pine Parking Garage (500 parking spaces) - completed August 1996;
- Student Activities Center, 1718 Broadway – completed September 1994; and
- Edison North Renovation Project – completed in 1992.

SCCC reports that these projects were in compliance with all construction-related conditions and that they are generally in compliance with all of their current master plan conditions.

Seattle Pacific University

Master Plan Adoption Date: March 4, 1991.

Amendments include:

- Eliminating community-recycling center requirement – Minor – 1994;
- Gwinn Commons addition/renovation – Minor – October 1998;

Seattle Pacific University (SPU) is reporting on the period July 1, 1999 to June 30, 2000.

On August 21, 2000, Council approved SPU's new master plan.

SPU reports that they are in compliance with conditions relevant to the plan in effect during the 2000 reporting period, including the following: The Crew Dock has been maintained with a security gate, permanent signage and a telephone accessible at the dock. No new parking has been added during the reporting period. The Residential Parking Zone continues in effect since 1995. Traffic calming devices along surrounding neighborhood streets, installed in 1995, remain effective. In the winter of 1998, signalized left turn lanes from West Nickerson onto 3rd Avenue West were completed, and all SPU street improvements have been approved by Seattle Transportation.

SPU continues to maintain its comprehensive recycling program for office, food service and residence hall waste. The University is committed to "Crime Prevention through

Environmental Design” techniques. By using low-glare exterior lighting and careful landscaping, the opportunities for crime are being reduced.

Seattle University

Master Plan Adoption Date: July 21, 1997; no amendments during this reporting period (from July 1, 1999 to June 30, 2000).

Seattle University (SU) fully occupied the Thomas J. Murphy Apartments and opened the Sullivan School of Law for classes. The university re-initiated planning for a 64,000 square foot Student Center and a skybridge across East Cherry and East James connecting the Student Center to the Thomas J. Murphy Apartments.

All master plan conditions have been met or completed, except for those that have not yet been triggered because they apply to delayed projects, or are otherwise not applicable during this reporting period.

South Seattle Community College

Master Plan Adoption Date: June 21, 1993.

During the reporting period (from July 1, 1999 to June 30, 2000), South Seattle Community College (SSCC) has completed and occupied the Robert Smith Building Learning Resource Center (accounted for in the 1999 reporting period).

The Seattle Chinese Garden at the north end of campus has created a growing demand for parking. Expanded south end parking facilities will clearly be needed within the next several years to enlarge parking capacity. SSCC has substantially met its 1993 Master plan TMP goals – a pre-condition for development of new parking capacity.

A number of other projects remain on hold due to lack of funding, including a new Fine Arts and Performing Arts Building, a new Health/Physical Education Facility, and a new Instructional Technology Center. A plan to construct an outdoor amphitheater near the core campus area is still under active consideration, and southward expansion of the Campus Center Plaza will be part of the new Instructional Technology Center.

SSCC reported that the college is in compliance with their master plan conditions. SSCC continues to use their plan’s crime prevention design criteria for all new construction, building and grounds maintenance projects. SSCC is working with Energy Services Company to initiate further energy conservation projects. Ongoing energy conservation measures include installing energy efficient lighting and replacing older HVAC equipment and plumbing fixtures.

Swedish Medical Center

Master Plan Adoption Date: September 18, 1984; one amendment on October 29, 1999.

Swedish Medical Center (SMC) reports little changed during the reporting period. The construction of the core and shell of the new East Tower (formerly called the Southeast Tower) commenced just prior to the reporting period. No new entrances or street vacations have been made, in accordance with provisions of their master plan requiring that no new parking lot entrances or exits be made on James, Boren, Broadway or Madison.

In July, Swedish Health Services acquired Providence Medical Center (see Swedish Medical Center/Providence Campus below). This gives Swedish Health Services three campuses in Seattle, its primary facilities on First Hill, the newly acquired facilities in the Central District, and facilities in Ballard. Pursuant to SMC 23.69.023, when one major institution acquires another that is not contiguous, the acquiring major institution has the option of preparing a joint master plan for both or preparing separate plans for each. The Ballard campus does not currently have a major institution master plan, and Swedish Health Services has given no indication whether it would prefer a joint plan for all three campuses, a joint plan for the First Hill (main) and Providence campuses, or maintaining the two existing master plans separately.

Swedish Medical Center/Providence Campus

Master Plan Adoption Date: July 25, 1994; no amendments.

On July 1, 2000, Swedish Health Services acquired Providence Medical Center as part of an alliance with the Providence Health System. Ownership of the institution, including land and property, changed from Providence Health System to Swedish Health Services, and active work on the projects of Providence Medical Center's approved master plan were stopped until review of services and other transition issues could be reviewed as part of the change. Once this review is completed, an analysis and recommendation of modifications (if any) to the approved master plan will be prepared.

Swedish Medical Center/Providence Campus (Swedish/Providence) reports that the schematic design on the Front Entry Project (Project IV of the Master Plan) was approved on August 3, 2000 by DCLU for a Master Use Permit (DCLU Project Number 9901813). This project would incorporate underground parking, a new drive and turnaround, associated landscaping, expansion of the diagnostic and testing area, and a new front entry. The Front Entry Project includes an open public area to serve as a circulation spine providing access and orientation for patients and staff.

Numerous Master Plan conditions will be triggered by the Front Entry Project, including façade design elements and plans for plantings, walkways, and lighting to be added to

improve the sense of entry and security as patients and visitors approach the medical center. Once the project progresses, associated conditions imposed by the Council will be met.

Swedish/Providence reports continued compliance with ongoing conditions related to providing routing instructions for delivery trucks, directing them away from neighborhood residential streets, as well as direction signage, and landscaping conditions.

University of Washington

City of Seattle/University of Washington Agreement Adoption Date: 1998, superceding an agreement adopted in 1983.

The University of Washington (UW) is not included under Council Resolution 29488. UW must comply, however, with the terms of the City of Seattle/University of Washington Agreement, which requires a master plan (also known as the General Physical Development Plan or GPDP). A new UW Master Plan for 2002-2012 has been approved by DCLU and the Council. See www.washington.edu/community/cmp/cmp.html for more information about the UW's Master Plan process.

Projects either completed or in progress in 2000 include, among others,

- Mary Gates (Physics) Hall renovation adding a net 17,000 square feet of space,
- a revised phase II of the computer Sciences and Engineering/Electrical Engineering Building, which will involve demolition of the old Electrical Engineering Building and add net new space of 71,100 square feet,
- expansion of the Intramural Activities Building, adding approximately 95,000 square feet, renovating approximately 40,000 square feet, and making structural and seismic upgrades,
- construction of the Indoor Practice Facility, adding approximately 100,000 square feet containing a full-size football field and practice facilities for track, soccer, baseball and golf.

Construction and completion of these projects conform to the terms of the 1998 Agreement.

Virginia Mason Medical Center

Master Plan Adoption Date is May 27, 1994; minor amendment in 1997.

Virginia Mason Medical Center (VMMC) reports that during 2000 it has made significant progress in meeting the goals and conditions as specified in their Major Institution Master Plan.

During the 2000 reporting period, no new projects were initiated or completed, although VMMC continued a refurbishment project on the east wing of the hospital, the intent of which is to unify elements of the campus

IV. DEVELOPMENT ACTIVITY WITHIN THE MIO DISTRICT BOUNDARY, 2000

Development Activity Initiated or Under Construction (Non-Leased Activity)

Seven major institutions (Group Health Cooperative, North Seattle Community College, Seattle Central Community College, South Seattle Community College, Swedish Medical Center, Swedish Medical Center/Providence Campus, and Virginia Mason Medical Center) reported no development activity during the reporting period. The remaining major institutions, excluding the University of Washington, reported development activity ranging from a high at Harborview Medical Center (147,078 square feet of development) to a low at Children's Hospital and Regional Medical Center (6,935 square feet of development). University of Washington projects completed or underway during the 2000 reporting period will add approximately 283,100 square feet of new space on campus.

Please see Attachment A for a more detailed listing of each major institution's development activity. The following table presents a listing of the total square footage of development activity initiated or under construction for each major institution during the 2000 reporting period.

Major Institution Development Activity Initiated or Under Construction During 2000 Reporting Period:

Major Institution	Total Square Footage Added During 2000 Reporting Period
Children's Hospital and Regional Medical Center	6,935
Group Health Cooperative	None
Harborview Medical Center	147,078
North Seattle Community College	None
Northwest Hospital	80,000
Seattle Central Community College	None
Seattle Pacific University	139,420
Seattle University	86,000
South Seattle Community College	None
Swedish Medical Center	None
Swedish Medical Center/Providence	None
University of Washington	c. 283,100
Virginia Mason Medical Center	None

Leasing Activity to Non-Major Institution Uses

Since late 1996, major institutions have been permitted more flexibility in leasing and purchasing properties for their use outside but within 2,500 feet of the MIO district boundaries. Due to this change, DCLU was directed by City Council to track leasing activities to non-major institution uses within MIO district boundaries. The purpose is to monitor this activity to determine if there appear to be unintended negative impacts on the surrounding area. For example, do the institutions seem to be leasing or purchasing properties outside their boundaries when they appear to have available space within their boundaries as indicated by leases to non-major institution uses? It was not the intent of this legislation to give major institutions this flexibility in the surrounding area in order to create opportunities within the MIO district boundary for any significant increase in leasing space to non-major institution uses. Review of the leasing information submitted by the major institutions indicates no trend in this direction.

During the 2000 reporting period, Harborview Medical Center reported leasing 70,611 square feet of space to a variety of uses such as retail, medical offices, and residential. Virginia Mason Medical Center leases the third floor and part of the fourth floor of its newly constructed Benaroya Research Center to Immunex, and leases 8,032 square feet to a biomedical research firm. Examining this leasing activity in relation to leasing activity outside of MIO district boundaries, neither of these institutions exhibits a trend toward siting major institution uses outside of its MIO district boundary while leasing space inside to non-major institution uses. Except for parking spaces leased by Virginia Mason Medical Center, these institutions have not significantly increased outside leasing activity since the 1996 baseline report.

Please see Attachment B for a more detailed listing of each major institution's leasing activity during the 2000 reporting period. The following table presents the total square footage and change over time of leasing activity to non-major institution uses within their MIO boundary for each major institution.

Major Institution Leasing Activity to Non-Major Institution Uses Within MIO Boundary:

Major Institution	Total Sq. Footage 12/31/96	Total Sq. Footage 12/31/98	Total Sq. Footage End of 1999 Reporting Period	Total Sq. Footage End of 2000 Reporting Period
Children's Hospital	None	None	None	None
Group Health Cooperative	3,715	11,758	11,958	11,758
Harborview Medical Center	35,190	No change	No change	70,611*
North Seattle Community College	None	None	None	None
Northwest Hospital	72,338	42,709	43,302	45,479
Seattle Central Community College	None	None	None	None
Seattle Pacific University	5,803	10,923	No change	No change
Seattle University	6,000	No change	No change	800
South Seattle Community College	Cell Tower	No change	No change	No change
Swedish Medical Center	494,511	No change	No change	No change
Swedish Medical Center/ Providence Campus	None	None	None	None
University of Washington	Not available	364,788	383,987	400,000
Virginia Mason Medical Center	2,016	No change	25,710	25,869

* Approximate.

V. DEVELOPMENT ACTIVITY OUTSIDE BUT WITHIN 2,500 FEET OF THE MIO DISTRICT BOUNDARY

Council Resolution 29488 includes the following three policy objectives for allowing major institution development activity outside but within 2,500 feet of a MIO district boundary:

- To allow flexibility for a major institution when locating major institution uses in the surrounding area;
- To preserve street-level, commercially zoned space in the surrounding area for a diversity of neighborhood-serving businesses; and
- To continue to protect housing from being demolished or converted to non-housing uses in the surrounding area.

When this legislation was approved in late 1996, City Council directed DCLU to monitor major institution leasing activity and property purchases within this surrounding area to ensure that major institutions were complying with these policy objectives.

Major institutions have leased space and purchased property during the 2000 reporting period as follows:

Leasing Activity: Only three major institutions report leasing activity during the 2000 reporting period. Virginia Mason Medical Center has leased additional, already-existing parking spaces. Harborview leased additional medical clinic space and a child care facility. University of Washington leases space in its primary (non-campus) and secondary impact zones for a variety of purposes. UW's 1998 Agreement sets a limit of 550,000 square feet of leased space in its primary and secondary* impact zones. At the end of the 2000 reporting period, UW leased approximately 400,000 square feet of space in these zones, and sought to lift the lease lid based on concern over on-campus space (estimated to be between 6,000 and 20,000 square feet) that would be displaced by Sound Transit activities. The UW also reported that it would be negotiating for new space that would place it very close to its lease lid. In the fall of 2001, after the 2000 reporting period, UW announced that it would lease approximately 90,000 square feet in the Roosevelt Commons project.

Six major institutions continue to report no leasing activity. Four report no change in leasing activity during the 2000 reporting period from activity reported in prior periods.

Property Purchases: Only two major institutions report property purchases outside but within 2,500 feet of the MIO district boundary. Children's Hospital purchased a medical office building containing 28,934 square feet of space. Seattle Pacific University

* The primary and secondary zones created under the City/University Agreement are more tailored to already-established UW land use practices, and thus do not compare accurately with an MIO boundary and the 2,500-foot zone beyond an MIO boundary. The primary zone includes UW campus and most of the University District. A map of the UW's primary and secondary zones, as well as the text of the City/University Agreement is at www.washington.edu/community/cuagree.html.

purchased an additional 13,149 square feet of housing (13 units) by the end of the 2000 reporting period. SPU currently anticipates that their acquisitions will remain residential.

The remaining eleven major institutions report no such property purchases during the 2000 reporting period, and six of these have never purchased property outside but within 2,500 feet of their MIO district boundary since reporting began.

Please see Attachments C1 and C2 for a detailed listing for each major institution's leasing activity or property purchases outside but within 2,500 feet of their MIO District boundaries during the 1999 reporting period in comparison to the baseline level of development at December 31, 1996. In addition, a map has been prepared for each major institution showing the location of both leasing activities and property purchases, if any. These maps are available on file at DCLU for the following affected major institutions:

- Group Health Cooperative
- Harborview Medical Center
- Northwest Hospital
- Seattle Central Community College
- Seattle Pacific University
- Seattle University
- South Seattle Community College
- Swedish Medical Center
- Swedish Medical Center/Providence Campus
- Virginia Mason Medical Center

The following table presents a listing of the total square footage of leasing activity and property purchases outside but within 2,500 feet of its MIO boundary for each major institution at December 31, 1998 and at the end of the 2000 reporting period.

Major Institution Leasing Activity and Purchases Outside but Within 2,500 feet of MIO Boundary:

Major Institution	Leasing Activity		Property Purchases	
	Sq. Ft. Total End of 1999 Reporting Period	Sq. Ft. Total End of 2000 Reporting Period	Sq. Ft. Total End of 1999 Reporting Period	Sq. Ft. Total End of 2000 Reporting Period
Children's Hospital	None	None	None	28,934
Group Health Coop.	3,800	No change	89,500	No change
Harborview Med. Center	32,443; & 109 pkg sps	43,299; & 109 pkg sps	21,892	No change
N. Seattle Com. College	None	None	None	None
Northwest Hospital	44,764	No change	None	None
Seattle Cen. Com. College	None	None	107,264	No change
Seattle Pacific University	18,200	No change	80,838	93,987
Seattle University	None	None	900	No change
S. Seattle Com. College	None	None	None	None
Swedish Medical Center	None	None	193,288	No change*
Swedish Medical Center/Providence	82,000	No change	None	None
University of Washington	13,460 (secondary zone)	c. 16,000	None	None
Virginia Mason Med. Ctr.	13,885; & up to 326 pkg sps	13,885; & up to 489 pkg sps	None	None

* Swedish Health Services acquired Providence Medical Center on July 1, 2000. At this time, Swedish Medical Center/Providence Campus operates under its own Major Institution Master Plan.

VI. TRANSPORTATION MANAGEMENT PROGRAM (TMP) GOALS AND OBJECTIVES

All major institutions generally indicate either compliance with or progress made in meeting various TMP goals and objectives during the 2000 reporting period. This year, major institutions were asked to provide directly to DCLU the data they are required to annually submit to the Seattle Transportation Department (SeaTran). The following remarks about major institution TMP goals and objectives include additional information provided by SeaTran from TMP reports on file.

The most common successful strategies used by major institutions towards meeting their TMP objectives include the following:

- Disincentives for single occupancy use, such as high parking fees and/or less convenient parking locations
- Subsidized transit pass programs
- Guaranteed ride home programs
- Ride-match programs for carpools and vanpools
- Priority parking for carpools and vanpools

SeaTran continues to monitor and review TMP information submitted by the major institutions. The majority of major institutions have submitted their annual TMP reports to SeaTran through the year 2000. While SeaTran and DCLU have not received TMP reports or commute trip data from North Seattle Community College and South Seattle Community College, all major institutions have reported on their progress toward meeting TMP goals in their annual reports. University of Washington does not submit annual reports to SeaTran but prepares an annual report of its U-Pass program.

Children's Hospital and Regional Medical Center

The primary TMP goal of Children's Hospital and Regional Medical Center (CHRM) is to reduce the number of single-occupant vehicle (SOV) commuter trips to 50% of the total applicable number of employee weekday peak period commuter trips. CHRM reports that during the 2000 reporting period, effective implementation of their TMP goals and objectives has resulted in 51% of their employees commuting via some alternative to the SOV. CHRM is currently evaluating a possible increase in parking fees along with a concurrent increase in incentive payments for non-SOV commute modes. Other strategies used to meet their TMP goal include the following:

- 100% subsidized transit pass program
- Carpool, drop-off, motorcycle, telecommute, bike, and walk incentives
- 100% subsidized van pool program
- SOV parking fee and off-site parking disincentive
- Neighborhood parking control
- On-site parking enforcement

- Guaranteed ride home program
- ¾ time on-site employee transportation coordinator
- Transportation fairs and promotions
- Publicity through newsletter and new-hire orientation
- Interactive website for carpool and vanpool matching
- Fleet bicycles for employee use
- Local business network group for information sharing and collaborative ride-match programs

Group Health Cooperative

Group Health Cooperative (GHC) reports that their TMP goal is to reduce the single occupancy vehicle use by employees to 50%. During the 2000 reporting period, an estimated average of 54.7% of GHC employees commuted by SOV based on the number of bus passes, vanpool and carpool subsidies issued, a drop of approximately 2% over the previous year. GHC has elected not to intensify their use of that facility to the extent possible under their 1988 Master Plan, and has no expansion planned for the near future. Consequently, the assumptions behind their TMP do not fit the institution as it currently operates. For example, in 1996 GHC ceased providing in-patient services at the Capitol Hill facility, thus fewer employees work at the Capitol Hill facility even though providing outpatient services can result in a higher number of daily trips. Many GHC employees now work in multiple King County locations over the course of their work week, increasing the difficulty of serving their commuting needs with transit and other HOV modes.

GHC seeks to encourage commuting alternatives by distributing written information to all new hires and with paychecks to all employees on a monthly basis. Transit display boards with bus schedules and vanpool information are mounted in common areas. Metro promotions such as Oil Smart, Bike-to-Work and Rideshare Week are distributed, and posters, e-mail and verbal messages promote vanpools and carpools. Commuter fairs promoting transportation programs are held annually in October. In addition, GHC has programs in place for alternate workweek, and staggered-shift start, which reduces the number of employees commuting during peak commute hours. Metro vanpools and registered carpools were active during the reporting period. Employee SOV parking was priced reflecting current market rates with the parking rate established at \$50 per month. Per GHC records, an average of 362 out of 994 site employees paid for parking during the reporting period. In addition, a Guaranteed Ride Home program is in effect for GHC employees commuting in registered carpools or vanpools. Taxi service is provided to employees who need to leave work due to an emergency or who miss their ride due to work schedule.

In 1988 GHC's Central Campus did not have sufficient parking to meet demand. This parking shortfall led to a requirement that GHC conduct biennial parking surveys until that shortfall was corrected. GHC did not submit its required parking survey's in 1996 and 1998 but, due to the construction of the south parking garage and the reduction in

staffing at the Central Campus, GHC has corrected the parking shortfall and the surveys are no longer required.

Harborview Medical Center

During the 2000 reporting period, Harborview Medical Center (HMC) reports that it has supported a program of incentives to discourage use of SOVs. These include subsidizing vanpool and carpool programs, supporting a pre-tax income program for purchasing transit passes (U-Pass), providing free carpool and vanpool parking, providing free covered and uncovered bike racks, supporting the METRO First Hill Express bus service, and supporting the University Health Sciences bus service that serves the University and Capitol Hill areas.

HMC meets each of the goals and objectives set forth in their 1992 TMP, having reduced the number of employee SOV commuter trips to 45% for all employees and for affected employees (full-time employees who commute during peak hours) to 41%. HMC provides the following:

- A mix of on-site parking that promotes the use of high occupancy use vehicles,
- 61% subsidy of the cost of a transit pass (U-Pass), and
- Free parking in preferential locations for vanpools and carpools (goal was established that Harborview provide “a discount of at least 25% of regular parking rate”).

The 1992 TMP will continue to serve as the transportation element of the new Master Plan approved in August 2000. If the new plan is amended to include new uses or development that would independently require development of a TMP, then a new or supplemental TMP may be developed.

North Seattle Community College

During the 2000 reporting period, NSCC reports partial compliance with its TMP goals and objectives. SeaTran reports that they receive no TMP reports from NSCC, and they have no records with which to compare the data in their 2000 MIO Report. NSCC, however, reports that during this reporting period 66% of employees commuted by SOV between 6 a.m. and 9 a.m., compared to their TMP goal of 68%.

As in previous reporting periods, NSCC continues to provide incentives to its employees and students. NSCC provides bus passes to staff and faculty members who work at least half-time for the cost of paying a \$10 fee. To students who enroll in at least ten college credits of classes, NSCC sells quarterly bus passes at \$39 below cost. Also to encourage carpooling, students, staff and faculty members pay significantly reduced parking fees and are entitled to receive \$35 in commuter bonus vouchers from the transportation information office.

Other goals of NSCC's TMP include providing adequate on-campus parking, reducing the impact of off-campus parking, improving use of public transit systems, and providing incentives for carpooling, bicycling and alternate modes of transportation. NSCC reports that a number of students, staff and faculty members continue to park their cars in the residential neighborhood streets, despite the availability of parking spaces on campus. NSCC has participated in the design and funded the implementation of a residential parking zone (RPZ) in the neighborhood east of campus. RPZ implementation has provided some relief to the neighborhood and increased parking levels on campus. Due to the limited bus service to the campus and the absence of a safe pedestrian route to campus from the Northgate Transit Center, NSCC anticipates that a majority of students and employees will commute by automobile.

Northwest Hospital

Northwest Hospital (NWH) reports continuing measures to reduce the number of SOV-commuting employees during the 2000 reporting period. The effectiveness of these measures is difficult to assess in view of the fact that the institution's number of occupants on the site increased during 1995-1999 from 1189 to 2140 individuals. NWH's TMP goal is a 70% SOV commuter rate. Based on its TMP report to SeaTran, 76.9% of NWH employees commute by SOV. This percentage, while high, is an improvement over the pre-TMP SOV rate of 85.8%, and reflects the hospital's location. NWH is located in the Haller Lake neighborhood, an area not well-served by transit.

In 2000, NWH reports that it was honored for the fourth year in a row by the Economic Development Council (EDC) for its "outstanding commitment" to reducing the number of SOV commuters, and won the EDC's *Pacesetter Award* for its commitment to transit promotion.

NWH seeks to achieve its TMP objectives by providing the following:

- Custom Shuttle Service: The hospital joined forces with Metro, Sound Transit and North Seattle Community College in 1997 to establish the #318 shuttle bus serving the Northwest Hospital campus, North Seattle Community College, Northgate Mall and the Northwest Outpatient Medical Center. NWH continues to subsidize its Flex Pass at 100% (their TMP only requires 75%), while maintaining a 75% subsidy for vanpools, walk-on ferry passes and other transit-provider programs;
- Alternative Programs: NWH continues to promote a number of alternative programs – such as carpooling, bike riding, vanpooling, telecommuting, and using transit and/or the shuttle;
- Neighborhood Parking Restrictions: The City of Seattle has changed the parking requirements in the surrounding neighborhoods to two-hour parking zones, therefore Northwest Hospital staff cannot park in those areas;
- Parking Security: NWH enforces a strict parking policy using signage, security surveillance, permitting, and staff-controlled access gates;

- **Transportation Promotional Events:** NWH sponsors periodic events that promote alternatives to SOV travel to the hospital campus, such as the “October Ride to Work” campaign, transportation information fairs, employee e-mail informational ads, and through TMP updates in the Med-Info Community Newsletter, encouraging employees and patients to use Metro’s custom bus service for their visits to the campus;
- **Transportation Information:** NWH maintains a commuter information center in the main hospital lobby providing transportation information for patients and employees;
- **Ride-match Program:** NWH uses the ride-match program through Metro as an integral part of the hospital-sponsored transportation fairs. Through the “Networking Group” chaired by Metro, the hospital supports local Northgate area employee transportation coordinators with their ride matching needs. The hospital maintains assigned carpool and vanpool parking spaces. Vanpools are subsidized at 75% as an incentive for creation and continued use. All transportation methods other than SOV have a “guaranteed ride home” in the event of an emergency. The hospital also provides a covered shelter for bicycles and mopeds; and
- **Program Evaluation:** The most recent survey for program evaluation was conducted in 1999 with the following results: SOV: 76.9%; Carpool/Vanpool: 15%; Bus 5%; Bicycle .4%; Walk 1.9%; Drop off .8%. The mode-split information represents employees who regularly arrive between 6 a.m. and 9 a.m. three or more days a week, corresponding to the target population as presented in NWH’s TMP and the Master Plan Final Conditions of Approval.

Swedish Medical Center/Providence Campus

During the 2000 reporting period, Swedish Medical Center/Providence Campus (Swedish/Providence) reports that its primary TMP goal continues to be reduction of the number of employee SOV commuter trips to 50% of commuter trips during the weekday peak period (3 p.m. to 6 p.m.), excluding employees whose work requires the use of a private automobile during working hours.

To achieve this goal, Swedish/Providence has created incentives for employees to travel to work using high occupancy vehicle methods including the following:

- Maintaining a Building Transportation Coordinator (BTC) to implement Swedish/Providence’s TMP;
- Offering free transit passes (100% subsidy) to staff, volunteers, and physicians;
- Providing preferential parking locations for carpools or vanpools, and providing a parking discount for carpools of two people equal to at least 50% of the lowest monthly parking rate charged on campus, and providing parking at no charge for carpools of three or more and vanpools;
- Providing off-street parking for Swedish/Providence employees commuting in SOVs at fees that are greater than Metro and Sound Transit’s market rate for peak period one-zone transit passes;

- Continuing to provide weather-protected, secure bicycle racks at no charge to employees at a preferred location on campus, and designing future bicycle racks to be consistent with guidelines provided by SeaTran's Bicycle Coordinator;
- Paying the costs for Residential Parking Zone (RPZ) stickers for people residing in the vicinity of Swedish/Providence and directly impacted by the hospital, and paying a portion of the cost for RPZ's for those areas impacted by Swedish/Providence, Seattle University and other nearby employers, up to a maximum of one sticker for each adult automobile driver residing in a residential unit in said area and one visitor sticker per residential unit; and
- Encouraging and supporting alternative work schedules including flex time, compressed workweeks, and staggered work hours to reduce the amount of traffic generated by employees during peak commute hours.

Seattle Central Community College

Seattle Central Community College (SCCC) reports that during the 2000 reporting period, it fulfilled the requirements of its TMP program. SeaTran reports that SCCC has not submitted required TMP reports since 1996, but SCCC reports annually to SeaTran under the Washington State Commute Trip Reduction (CTR) Act. SCCC's CTR reports indicate that it meets the goal of no more than 48% of CTR-affected employees commuting via SOV.

SCCC offers discounted bus passes and preferential parking and discounts to carpools. All morning parking for students is restricted to carpools only. This allows the college's limited number of spaces to serve more students, and SCCC reports that even this approach does not allow all students willing to carpool to park on campus. Over the life of the master plan in effect during the 2000 reporting period, parking capacity as increased from 313 spaces to 550 spaces. Other transportation plan elements in effect include

- Carpool and vanpool parking prices set at 56% of an SOV parking permit;
- Employee carpool participants receive \$140 per year in KC/Metro commuter vouchers;
- Covered parking for 80 bicycles and uncovered parking for 90 bicycles; and
- Promotion of alternative forms of transportation in the quarterly class schedule, in newsletters, in new employee orientation materials, and at quarterly transportation promotion tables.

Seattle Pacific University

Seattle Pacific University (SPU) reports that it has been successful at meeting their TMP goals and objectives, although it has not submitted its annual TMP Report to SeaTran. Based on its MIO report, SPU's primary goal is to decrease the existing employee SOV use from 60% to 50% and to increase the percent of employees who carpool, vanpool, use public transit, or bike to work. Data submitted in compliance with the Washington State Commute Trip Reduction (CTR) Act, indicate that 60% of CTR-affected employees

continue to commute by SOV. Secondary goals described in the SPU TMP include reducing SOV use by students and eliminating parking spillover into adjacent areas. Parking spillover has been reduced by more than 50%. To meet its TMP goals, SPU provides the following:

- School of Health shuttle service between SPU and affiliated hospitals on First and Capitol Hills;
- Ride-match assistance through a “Commuter Connection” bulletin board for students looking for a carpool match;
- Transit pass subsidy of 33% for students and employees;
- Monthly transit passes purchased and made available for students to check out for daily use;
- Transit information display of bus routes and schedules at the Student Union Building and Office of Safety and Security;
- Covered bicycle parking, and showers and lockers are available for students and employees who commute to campus by bicycle;
- Free parking and reserved spaces for carpools or vanpools of three or more persons; SOV parking charges for staff and faculty of \$15 per quarter or \$40 per year; students \$20 per quarter (As noted above, these prices are low to minimize chronic spillover parking into adjacent neighborhoods.);
- Discounts for parking for vehicles for two or more persons; and
- Continuing cooperation with Seattle Police and surrounding neighborhoods to enforce parking restrictions and RPZs on public streets off-campus.

Seattle University

The Seattle University (SU) TMP was adopted as a part of the Master Plan approved by the City Council in 1997. SU’s TMP is available to all commuters to the campus, although the plan elements primarily benefit the targeted population of faculty, staff, and students who are regular daytime commuters to campus. SU is working to achieve an SOV maximum goal for faculty of 60%, for staff of 40%, and for commuter students of 55%. SU reports “satisfactory progress” toward these goals in its annual report to DCLU and SeaTran.

In describing progress in meeting their TMP goals, SU provides the following:

- Transit subsidy (employees receive a 65% subsidy versus the 50% proposed in the TMP; students receive a 45% subsidy versus 30% proposed);
- Discount of 75% for carpool parking, resulting in a remarkable 120 “teams” (i.e., carpools) during the academic year, plus continuing efforts to provide carpool matching services that include other First Hill institutions and employers;
- Additional Bike Racks: The 11th and East Cherry garage houses 100 covered and weather-protected bike parking places, and offers showers and lockers for bicycle commuters (currently there are 125 covered bicycle spaces and 120 uncovered spaces);
- Maintenance of commuter information kiosks and wall displays with transportation information;

- Promotion of special University events about alternatives to SOVs, such as “SOV-Free Days” -- five days each quarter when HOV participants park free;
- Guaranteed Ride Home program for staff and faculty;
- Support for RPZs, with the University following through on requests from residents in the area and urge the Police Department to enforce parking regulations in the zone;
- Development of technological resources that will enhance an employee’s ability to telecommute; and
- Monitoring of parking rates in the area, with recommendations for University parking rates that provide for a market-based parking system (for 1998 – \$38/month; for 1999 – \$48/month; for 2000 – \$62/month; for 2001 – \$62/month).

South Seattle Community College

South Seattle Community College (SSCC) reports that it entered into a Memorandum of Agreement (MOA) with the City of Seattle, implementing their TMP prior to approval of their Master Plan adopted in 1993. The intent of the MOA was to reduce the percentage of employees and students at SSCC who commute to and from campus via SOV, tying trip reduction goals to the Washington State Commute Trip Reduction Act goals -- by the end of 1999, a 35% reduction in SOV commuters from the 1993 SOV rate. While SSCC’s attainment of its TMP goals is a pre-condition for construction of needed new on-campus parking capacity, SSCC has not submitted TMP reports to SeaTran since 1997. Other goals of SSCC’s TMP are to provide adequate on-campus parking, lessen the impact on off-campus parking, improve use of public transportation, and provide incentives for carpooling, bicycling and alternate modes of transportation.

SSCC reports that it is making progress toward its TMP goals and objectives by providing the following:

- A reduction in parking fees for employees who carpool or vanpool;
- Reserved carpool parking spaces;
- Commuter Bonus Vouchers amounting to \$35 per quarter;
- Home Free Guarantee (taxi ride home for unexpected emergencies up to eight per year up and 60 miles one-way);
- A Go-Pass (two-zone peak Metro bus pass) with payment of \$10 fee;
- Vanpool parking with payment of \$35 per quarter, per person fee;
- Free shuttle transport to campus; and
- Covered parking for 48 bicycles.

Swedish Medical Center

During the 2000 reporting period, Swedish Medical Center (Swedish) reports that it was fully in compliance with their TMP. Swedish provides 100% subsidy of a flex pass for all employees regardless of full-time or part-time status. Face value of the flex pass is \$3.75 so that it works on all transit routes and agencies. Swedish has issued 2405 flex passes. Carpools pay a reduced parking rate and vanpools park for free. During the 2000

reporting period, Swedish had 119 two-person carpools, 5 three-person carpools, and 12 vanpools with 113 participants. Other measures include

- annual transportation fairs,
- covered bicycle parking with showers and lockers available,
- intranet web page for advertising carpool participants wanted and for posting parking and transit-subsidy policies, and
- three transportation kiosks.

University of Washington

The University of Washington's (UW) primary tool in commute-trip reduction is the U-PASS program, a comprehensive transportation demand management program with nine features:

- increased transit service
- shuttle service
- free carpool parking
- subsidized vanpool fares
- ridematch services
- a bicycle program
- merchant discounts
- reimbursed rides home in emergencies
- discount daily parking passes for faculty and staff who use a U-PASS but need their cars on certain days

In 1991, the UW General Physical Development Plan (GPDP) established a ceiling of 12,300 parking spaces. Since that time, UW campus headcount (students, faculty and staff) has grown over 8% to 55,525 while UW vehicle trips have increased by 1%. U-PASS participation in autumn 2000 stood at 44,777 people. In October 2000, UW reported having 11,958 parking spaces on campus, 6,028 of which are SOV permit spaces and 1,219 of which are carpool permit spaces.

The 1991 GPDP established maximum a.m. inbound and p.m. outbound trips of 10,760 and 13,270, respectively. UW's 2000 annual campus traffic count indicates that a.m. inbound trips have decreased slightly from the prior year (6,872 in 2000, 6,878 in 1999). Outbound trips have increased from 8,634 trips in 1999 to 9,084 in 2000. Total trips within a 24-hour period remain two percent below the maximum.

UW is not required to submit annual TMP reports to SeaTran.

Virginia Mason Medical Center

During the 2000 reporting period, Virginia Mason Medical Center (VMMC) continues to make progress in meeting and exceeding the goals and objectives of their TMP. Many of the conditions, such as preferential parking for carpools and vanpools, secure and

weather-protected bicycle racks, and free motorcycle parking have been in place throughout the reporting period.

VMMC's primary goal, which it has exceeded every year since 1990, is to reduce the number of SOV commuter trips to 50% of the total weekday peak period commuter trips. VMMC provides the following:

- Preferential parking locations and discounted parking fee provided for carpools (89 carpools used these parking stalls in 2000, serving an average of 208 employees);
- Vanpool Subsidies: Use of the van, gasoline and insurance coverage for the van as well as free parking on campus in a preferential location;
- Transit passes discounted at 75% of the peak hour rate for any VMMC employee;
- Four on-site, secure bike racks (three that are weather-protected), with available shower facilities;
- Alternative work schedules, including flex time, compressed work weeks, staggered work hours and telecommuting, to the extent possible without compromising institutional service requirement, for employees in appropriate job classifications; and
- Market rate SOV parking.

VII. ATTACHMENTS

Attachment A: Summary of Development Activity Within the MIO District Boundary

Attachment B: Summary of Leasing Activity to Non-Major Institution Uses Within the MIO District Boundary

Attachment C1: Leasing Activity Outside but Within 2,500 Feet of the MIO District Boundary

Attachment C2: Purchasing Activity Outside but Within 2,500 Feet of the MIO District Boundary

Attachment A
Major Institution Status Reports: 1999 Reporting Period and 2000 Reporting Period

Summary of Development Activity Within the MIO District Boundary

Name of Major Institution	1999 Reporting Period		2000 Reporting Period	
	Development Activity	Total Square Feet	Development Activity	Total Square Feet
Children's Hospital	No new space created in 1999	None	Waiting/parent sleep area and ICU nursing unit	6,935
Group Health Cooperative	None	None	None	None
Harborview Medical Center	Research and training building completed	176,855	Parking structure, helipad, and public plaza	147,078
North Seattle Community College	New Construction of Childcare Building & High Tech Learning Center	52,046	Childcare Building opened Sept 1999; High Tech Learning Center opened Jan 2001	No change
Northwest Hospital	Addition to house linear accelerator	2,000	Three-story Medical Office Pavilion, 900 structured parking spaces, and 175 surface spaces	80,000 + parking spaces
Seattle Central Comm. College	None	None	None	None
Seattle Pacific University	Renovation & Addition to Dining Facility/Multipurpose Meeting Space	11,400	328-bed Residence Hall, 140 space Parking Garage, and Modular Classroom Bldg.	139,420
Seattle University	Student Housing & Parking Garage	314,982	Student Center and Skybridge	86,000
South Seattle Community College	Integrated Library and Learning Center	18,849	Completion of Integrated Library and Learning Center	No change
Swedish Medical Center	New Construction of East Tower (<i>partially complete</i>)	207,649	None	None
Swedish Medical Center/Providence	None	None	None	None
University of Washington	School of Social Work Addition, Fisheries Bldg., Oceanography Bldg.	230,000	Physics and Engineering Buildings, Intramural Activities Expansion, Indoor Practice Facility	c. 283,100
Virginia Mason Medical Center	Benaroya Research Institute & Parking Garage	182,550	None	None

Attachment B
Major Institution Status Report: 2000 Reporting Period

**Summary of Leasing Activity to
Non-Major Institution Uses Within the MIO District Boundary**

Major Institution	Status on Dec. 31, 1996		Status at 1998 Reporting Period's End		Status at 1999 Reporting Period's End		Status at 2000 Reporting Period's End	
	Use(s)	Sq. Footage	Use(s)	Sq. Footage	Use(s)	Sq. Footage	Use(s)	Sq. Footage
Children's Hospital	None	None	None	None	None	None	None	None
Group Health Cooperative	Retail	3,715	Retail	11,758	Retail	11,958	Retail	11,758
Harborview Medical Center	Retail, Childcare, Residential	35,190	No change	No change	No change	No change	Retail, Med. Office, Residential	70,611
North Seattle Comm. College	None	None	None	None	None	None	None	None
Northwest Hospital	Medical Office & Retail	72,338	Medical Office & Retail	42,709	Medical Office & Retail	43,302	Medical Office & Retail	45,479
Seattle Central Comm. College	None	None	None	None	None	None	None	None
Seattle Pacific University	Office & Retail	5,803	Educational	10,923	No change	No change	No change	No change
Seattle University	Public Utility	6,000	No change	No change	No change	No change	Office	800
South Seattle Comm. College	Cellular Tower	n/a	No change	No change	No change	No change	No change	No change
Swedish Medical Center	Medical Office & Retail	494,511	No change	No change	No change	No change	No change	No change
Swedish Medical Center/Providence	None	None	None	None	None	None	None	None
University of Washington	Not reported	Not reported	Various	364,788	Various	383,987	Various	c. 400,000
Virginia Mason Medical Center	Medical Office & Retail	2,016	No change	No change	Medical Office, Retail, Research	25,710	Medical Office, Retail, Research	25,869

Attachment C1
Major Institution Status Reports: Reporting Period 2000

Summary of Leasing Activity
Outside but Within 2,500 Feet of the MIO District Boundary

Major Institution	Baseline Level of Development: 12/31/96		Status at 1998 Reporting Period's End		Status at 1999 Reporting Period's End		Status at 2000 Reporting Period's End	
	Use(s)	Sq. Footage	Use(s)	Sq. Footage	Use(s)	Sq. Footage	Use(s)	Sq. Footage
Children's Hospital	None	None	None	None	None	None	None	None
Group Health Cooperative	Daycare	3,800	No change	No change	No change	No change	No change	No change
Harborview Medical Center	Clinic, Office, Parking	38,659 92 spaces	No change	No change	Clinic, Office, Parking	38,751 92 spaces	Clinic, Office, Parking, Child Care	43,299 109 Spaces
North Seattle Comm. College	None	None	None	None	None	None	None	None
Northwest Hospital	Medical Office	44,764	No change	No change	No change	No change	No change	No change
Seattle Central Comm. College	None	None	None	None	None	None	None	None
Seattle Pacific University	Recreation and Parking Lot	8,100	Residential	12,950	Residential	18,200	No change	No change
Seattle University	None	None	None	None	None	None	None	None
South Seattle Comm. College	Warehouse	3,500	Warehouse lease cancelled	None	None	None	None	None
Swedish Medical Center	None	None	None	None	None	None	None	None
Swedish Medical Center/Providence	Parking Lot	31,000	Parking Lots	82,000	No change	No change	No change	No change
Univ. of Washington	Not comparably reported	Not comparably reported	Not comparably reported	c. 12,800 in secondary impact zone	Various	13,460 (secondary zone)	Various	c. 16,000 (secondary zone)
Virginia Mason Medical Center	Medical Office; Parking Lots	13,885; 281 Spaces	Medical Office; Parking Lots	No change in medical office; 206 pkg sps	Medical Office; Parking Lots	No change in medical office; 326 pkg sps	Medical Office; Parking Lots	No change in medical office; 489 pkg sps

Attachment C2
Major Institution Status Reports: 2000 Reporting Period

Summary of Purchasing Activity
Outside but Within 2,500 Feet of the MIO District Boundary

Major Institution	Baseline Level of Development: 12/31/96		Status at 1998 Reporting Period's End		Status at 1999 Reporting Period's End		Status at 2000 Reporting Period's End	
	Use(s)	Sq. Footage	Use(s)	Sq. Footage	Use(s)	Sq. Footage	Use(s)	Sq. Footage
Children's Hospital	None	None	None	None	None	None	Medical Office	28,934
Group Health Cooperative	Daycare and Parking Lots	89,500	No Change	No Change	No Change	No Change	No Change	No Change
Harborview Medical Center	None	None	None	None	Residential (currently)	21,892	No Change	No Change
North Seattle Comm. College	None	None	None	None	None	None	None	None
Northwest Hospital	None	None	None	None	None	None	None	None
Seattle Central Comm. College	Educational, Office, Theater, Retail	107,264	No Change	No Change	No Change	No Change	No Change	No Change
Seattle Pacific University	Residential & Recreation	66,663	Residential	70,599	Residential	80,838	Residential	93,987
Seattle University	None	None	None	None	Residential	900	No Change	No Change
South Seattle Comm. College	None	None	None	None	None	None	None	None
Swedish Medical Center	None	None	None	None	Medical Office	193,288	No Change	No Change
Swedish Medical Center/Providence	None	None	None	None	None	None	None*	None
Univ. of Washington	Not reported	Not reported	None	None	None	None	None	None
Virginia Mason Medical Center	None	None	None	None	None	None	None	None

* Swedish Health Services acquired Providence Medical Center on July 1, 2000. At this time, Swedish Medical Center/Providence Campus operates under its own Major Institution Master Plan.

